

Project Overview

www.chouteauslanding.com

Chouteau's Landing opens with Historic Fourth Street, a rising commercial district with more than 19,000 square feet of loft-style retail and office space. Spanning a three-block stretch just south of Busch Stadium, Historic Fourth Street is the entrance to the 58-acre, district-wide Chouteau's Landing redevelopment.

The parameters of Chouteau's Landing are south of I-55/Hwy-40 between South Fourth Street, the Riverfront and Convent Street. As each phase unfolds during the next seven to ten years, Chouteau's Landing will introduce a total of five distinctive neighborhoods: Historic Fourth Street, Chouteau's Landing Art Center, Lombard Loft District, Chouteau Square and Chouteau Riverfront.

Featuring a rare collection of 19th-century, commercial buildings, Historic Fourth Street will welcome its first tenants in 2008. As entrepreneurs arrive to the district, plans for the Chouteau's Landing Art Center will reveal the transformation of the building currently known as Powell Square into an interactive arts center that includes working artists' studios, galleries, event centers and innovative businesses.



Above: Photo of Cbabi Bayoc painting his mural "Stingy" at Chouteau's Cho-Down.
Below: Photo of 900 Block Historic 4th Street after the mural event.



Progress will push east toward the Riverfront with the introduction of the Lombard Loft District's SoHo-inspired dwellings, situated on four city blocks between Cedar and Lombard Streets. Then, Chouteau Square will add an eclectic mix of housing, streetscape boutiques, and executive suites – all conveniently tucked between Chouteau Avenue and Convent Street. The Chouteau Riverfront will complete the Chouteau's Landing district.

Throughout this arising art district, new streetscape and greenspaces will materialize, lush with sculptural art and ripe with entertainment. Chouteau's Landing, an emerging district for inspired minds.



Photo of artists Peat Wollaeger and Bill Williams painting at Chouteau's Cho-Down, a live mural event held in 2006.

Neighborhood Connections

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Map by The Lawrence Group.

Community Connections

Centered at the arterial intersection of Interstates 64, 70, 55 and 44, Chouteau's Landing is a critical development between Downtown's renaissance and prime southern neighborhoods.

- Washington Avenue
- St. Louis Arch Grounds
- Laclede's Landing
- Historic Soulard
- Chouteau Lake & Greenway
- Busch Stadium
- Ballpark Village
- Lafayette Square
- St. Louis Riverfront

It is also central to major City attractions: Cardinal's Baseball, Mardi Gras, the Riverfront, the St. Louis Arch Grounds and Bike Path.

Development Connections

Chouteau's Landing is strategically located at the epicenter of several large-scale Downtown improvement endeavors. In fact, the district's west perimeter abuts three major St. Louis developments:

- | | |
|----------------------------|---------------|
| • Ballpark Village | \$387 million |
| • Chouteau Lake & Greenway | \$400 million |
| • The Ice House District | not available |

At an estimated cost of \$25 million, the *St. Louis Business Journal* ranked Phase 1 of Chouteau's Landing the 8th Largest Downtown Development.

Chouteau's Landing is at the heart of change.



Historic Fourth Street

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Photo by Jon Slavkin.

Defining Interiors

The design, location, décor and ambiance of a commercial space speak volumes to those that enter. So, choosing where to house your business influences the potential of its success. Customer spending and employee productivity is highly hinged to the mood of the space you choose. Define your business with a space that defines its potential.

Historic Fourth Street is composed of original, 19th-century, two- and three-story brick buildings that retain many of their characteristic details. At completion, the four-block Historic Fourth Street neighborhood will feature modern amenities with complementary new construction and streetscape improvements that will provide a cohesive, urban feel with neighboring Soulard and the new Busch Stadium.

Historic Fourth Street offers prime commercial spaces that incorporate a varying degree of character details. Locations vary in size and personality and may include:

- exposed brick walls
- exposed ductwork and beams
- picturesque street-level exteriors
- skylights
- courtyard proximity
- tin ceilings
- 12-foot ceilings

Imagine your business in a space that stirs creativity, incites productivity and sparks ingenuity. Find your commercial home on Historic Fourth Street, the centrally-located entrance to Chouteau's Landing, an emerging district for inspired minds.

Inviting Exteriors

Not only are the interiors and exteriors of Historic Fourth Street's loft-style commercial buildings undergoing a transformation, but so is the area surrounding the neighborhood. Expect to see:

- updated, handicap-accessible sidewalks
- modernized roads and streetscapes
- greenspace peppered with sculptures
- mixed-use and residential developments that expand toward the riverfront
- Chouteau's Landing Art Center (CLAC)



Chouteau's Landing Art Center

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Ignite. Development for the Chouteau's Landing Art Center (CLAC) is no longer a mere vision but a work in progress. As an anchor to the 58-acre Chouteau's Landing district, CLAC will not only transform the St. Louis skyline with the rehab of the Powell Square building, but it will also transform the City's national reputation – adding a large-scale interactive art center to the art-centric Chouteau's Landing redevelopment. Plans for the art center include an engaging combination of working artists' studios, galleries, event facilities, and boutique businesses.

Chivvis Development is working with a network of local consultants to refine and shape CLAC's future by fine tuning business models, space planning and architectural details. In addition, collaborative efforts are underway with the St. Louis art community to bring more art events to Chouteau's Landing and to encourage creative conversations in the community.

Innovate. Creative solutions and exposure to new ideas fuel innovation. CLAC will be committed to bringing art and community together to enrich lives and the St. Louis region. Five principles will guide the art center's mission and vision: Creativity, Community, Collaboration, Contact, and Commitment.

These principles will encourage a space that respects difference, encourages inquiry and welcomes discovery as well as offering audiences exposure to fresh concepts, cultural opportunities and rich experiences with artists.

Inspire.

Chouteau's Landing Art Center's Vision

CLAC will encourage the cultivation and exposure of new ideas. It will be a space that inspires, innovates and ignites the imagination by offering playgrounds of possibility. Working artists, galleries, event centers and innovative businesses all will occupy the building while the mission spills beyond the art center's walls and washes the surrounding Chouteau's Landing district with a complementary creative core.



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Streetscape Improvements

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Art-Filled Greenspace



Streetscape Masterplan

Chivvis Development plans to integrate the existing transportation infrastructure, making it part of Chouteau's Landing's unique landscape. These improvements are aimed to create a welcoming environment that encourages recreational activities and pedestrian traffic at all hours.

Integrate the Landscape

The Streetscape Masterplan includes the following ideas, which are subject to municipal, state and national guidelines for implementation:

- Add modernized downlighting and path lights.
- Add public art, including sculptures and digital art.
- Incorporate bike paths.
- Update sidewalks and roads.
- Add public seating, planters and other common area accessories.
- Landscape areas with sufficient daylight.
- Add colored underlighting in underpasses visible at the highway level and along the St. Louis skyline.
- Incorporate pedestrian paths throughout the district.



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